



TOWN OF CALEDON  
PLANNING  
RECEIVED

December 5, 2025

Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

December 5, 2025

**GWD File:  
2744.00 FAA**

**The Corporation of the Town of Caledon  
Planning and Development Services Department  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6**

**Subject: Application to Amend the Zoning By-Law  
'0' Dixie Road, Town of Caledon, Ontario  
2476998 Ontario Inc.**

**To Whom it May Concern:**

Gagnon Walker Domes Ltd. ("GWD") represents 2476998 Ontario Inc., the registered owner of the property municipally known as '0' Dixie Road in the Town of Caledon (herein referred to as the "subject site"), to provide planning consulting services in connection with a site-specific Zoning By-law Amendment Application ("Amendment Application") for the proposed redevelopment and intensification of a portion of the subject site. Only the portion of the site between Dixie Road and the westerly limit of the Greenbelt is subject to this application; the Greenbelt and the remainder of the subject site to the east is not part of this application.

The subject site is legally known as Part of Lot 19, Concession 4, E.H.S., and is municipally known as '0' Dixie Road, in the Town of Caledon. The subject site is located on the east side of Dixie Road, north of Mayfield Road, and measures approximately 9.07 hectares (22.41 acres), with a street frontage of approximately 64.52 metres (211.67 feet) along Dixie Road.

The subject site is currently vacant. A Tributary of the West Humber River and associated open space corridor traverses the subject site. Access to the subject site is proposed from Dixie Road.

The surrounding area is characterized by the following land uses:

- **North:** Agricultural and Open Space;
- **South:** Agricultural and Planned Future Industrial Development;
- **East:** Open Space and Agricultural; and
- **West:** Existing and Planned Industrial (including the UPS Warehouse Facility immediately across Dixie Road).

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**GAGNON WALKER DOMES LTD.**

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CAUTION**

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By way of background, a Pre-Application Consultation meeting (Town File: PRE-2021-0001) was held with the Town of Caledon Planning and Development Staff on June 17, 2021 regarding the proposed redevelopment of the subject site. A second PARC Submission was filed on August 16, 2023, and the meeting was held with Town Staff on September 28, 2023.

The enclosed materials are submitted in support of a Zoning By-law Amendment Application in connection with the proposed re-development of the subject site for Tractor Trailer Transportation Facility/Yard and Truck Repair

#	Document	Author	Date
1	Registered Owner Authorization / Completed Application Form		
2	Parcel Register		
3	Planning Justification Report	Gagnon Walker Domes Ltd.	December 2025
4	Draft Zoning By-Law Amendment	Gagnon Walker Domes Ltd.	December 2025
5	Architectural Plan Set <ul style="list-style-type: none"> <li>• A-010 – Cover Sheet</li> <li>• A-020 – Drawing List, Site Statistics, OBC Matrix, Concept Plan</li> <li>• A-021 – Survey Plan</li> <li>• A-040 – Full Site Plan</li> <li>• A-040a – Enlarged Site Plan</li> <li>• A-045 – Site Plan Typical Details</li> <li>• A-100 – Level 1 Floor Plan</li> <li>• A-101 – Level 2 Floor Plan</li> <li>• A-300 – Building Elevations</li> <li>• A-301 – Building Elevations`</li> </ul>	Onespace Unlimited Inc.	June 13, 2023
6	Boundary and Topographic Plan of Survey	Van Harten Surveying Inc.	October 24, 2022
7	Phase I Environmental Site Assessment	A&A Environmental Consultants Inc.	October 18, 2022
8	Cultural Heritage Impact Assessment	Archaeological Services Inc.	April, 2023
9	Minimum Distance Separation Report	Colville Consulting Inc.	December 5, 2022
10	Preliminary Geotechnical Engineering Report	A&A Environmental Consultants Inc.	October 31, 2022
11	Small Scale Hydrogeological Assessment	A&A Environmental Consultants Inc.	May 1, 2023
12	Site Lighting Plan	Onespace Unlimited Inc. and Spline Group	June 12, 2023
13	Functional Servicing and Stormwater Management Report	Urban Watershed Group Ltd.	June 16, 2023
14	Site Grading and Servicing Plan	Urban Watershed Group Ltd.	June 16, 2023
15	Erosion and Sediment Control Plan	Urban Watershed Group Ltd.	June 16, 2023
16	Construction Notes and Details Plan	Urban Watershed Group Ltd.	June 16, 2023
17	Noise Impact Feasibility Study	J.E. Coulter Associates Ltd.	April 2023
18	Traffic Impact Brief	TYLin	April 2023
19	Landscape Plan and Cost Estimate	MBTW Group	August 18, 2023

Processing fees payable to the Town of Caledon and outside commenting agencies will be submitted after the Amendment Application has been received and fees/fee payment request confirmed.



Should you require additional information or have any questions, please do not hesitate to contact the undersigned. We reserve the right to make supplementary submissions as deemed required and appropriate.

We look forward to working with the Town regarding this project.

**Yours truly,**

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Partner, Principal Planner**

**c.c.: 2476998 Ontario Inc.**

**Anthony Sirianni, Gagnon Walker Domes Ltd.**

**Harjap Singh, Gagnon Walker Domes Ltd.**

**Michael Gagnon, Gagnon Walker Domes Ltd.**